

**CITY OF MADEIRA BEACH, FLORIDA
BOARD OF COMMISSIONERS
NOTICE OF PUBLIC HEARING TO CONSIDER DEVELOPMENT AGREEMENT**

NOTICE IS HEREBY GIVEN that the City of Madeira Beach Board of Commissioners will hold a **PUBLIC HEARING** to consider a Development Agreement between the **CITY OF MADEIRA BEACH** and **JPV Hotel Property, LLC**, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, FL 33708 on Wednesday, July 8, 2026, at 6:00 PM.

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15-31-15-58320-001-0080	Boardwalk Pl E
15-31-15-58320-001-0090	146 Boardwalk Pl E
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Hotel: 87 units (24 studios, 32 one-bedroom, 28 two-bedroom, 3 three-bedroom)

Retail: 7,550 square feet

1st Floor Restaurant: 3,350 square feet

1st Floor Cafe: 1,000 square feet

6th Floor Restaurant: 3,900 square feet

Event Space: 2,800 square feet

The applicant is requesting Planned Development (PD) flexibility for the following:

Building height (roof of main building): 73 feet above DFE instead of 55 feet above DFE

Building height (roof of east stair tower): 79 feet above DFE instead of 55 feet above DFE

Number of stories: 5 stories over ground level commercial instead of 4 stories over ground level commercial

Front setback: 0 feet instead of 10 feet for multi-story buildings

Upper floor setbacks: 0 feet instead of 10 feet for lower 5 stories of building Balconies, awnings & roof overhang located over ROW: 6 foot encroachment beyond property line on north and south sides of building

Visibility Triangle: New building encroaches into 25' property line visibility triangle at

intersection of East End Lane and 129th Avenue East (10.7') and intersection of East End Lane and Fisherman's Alley (2.6').

The Board of Commissioners, in approving a development agreement, is authorized, without limitation, to grant relief from any provision of the land development regulations that is otherwise authorized to be waived, varied or granted by the land development regulations.

The development agreement, neighborhood meeting records, and concept plans are available for review at: <https://madeirabeachfl.gov/plan-review-documents/>, or at the Madeira Beach Community Development Department, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida from 8:00 a.m. to 4:30 p.m. Monday through Friday.

If you would like more information regarding the development agreement, please contact the Community Development Department at Planning@madeirabeachfl.gov or 727-409-3226.

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AFFIDAVIT OF POSTING

Date: 6/24/26

Postings for: John's Pass Village
Hotel PD Development Agreement

Before me this day Andrew Morris personally appeared. (He/she) has posted public notices at the locations indicated in the notice document(s).

[Signature]
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 24th day of June, 20 26.

Personally known or produced _____ as identification.



Notary Public Stamp

[Signature: Barbara A. Scott]
Notary Public

6/24/26
Date

*Copy of public notice is attached.

NOTICE OF PUBLIC HEARING

APPLICATION NO.: Development Agreement For John's Pass Village Hotel

REQUEST: The approval of a Development Agreement
for John's Pass Village Hotel Planned Development

PROPERTY DESCRIPTION: 125 129th Avenue East

HEARING DATE & TIME: July 8, 2016 6:00 PM

HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL,
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.

THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL
BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR
CALL 727-391-9851 FOR MORE INFORMATION



INC

d on June 22, 2026, at
Chambers, located at 300
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DF DECISION #2026-02

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Community Development

is attached, can be filed in

Beach City Hall located at

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website, and Gulf Beaches

hbeachfl.gov/pla-review-

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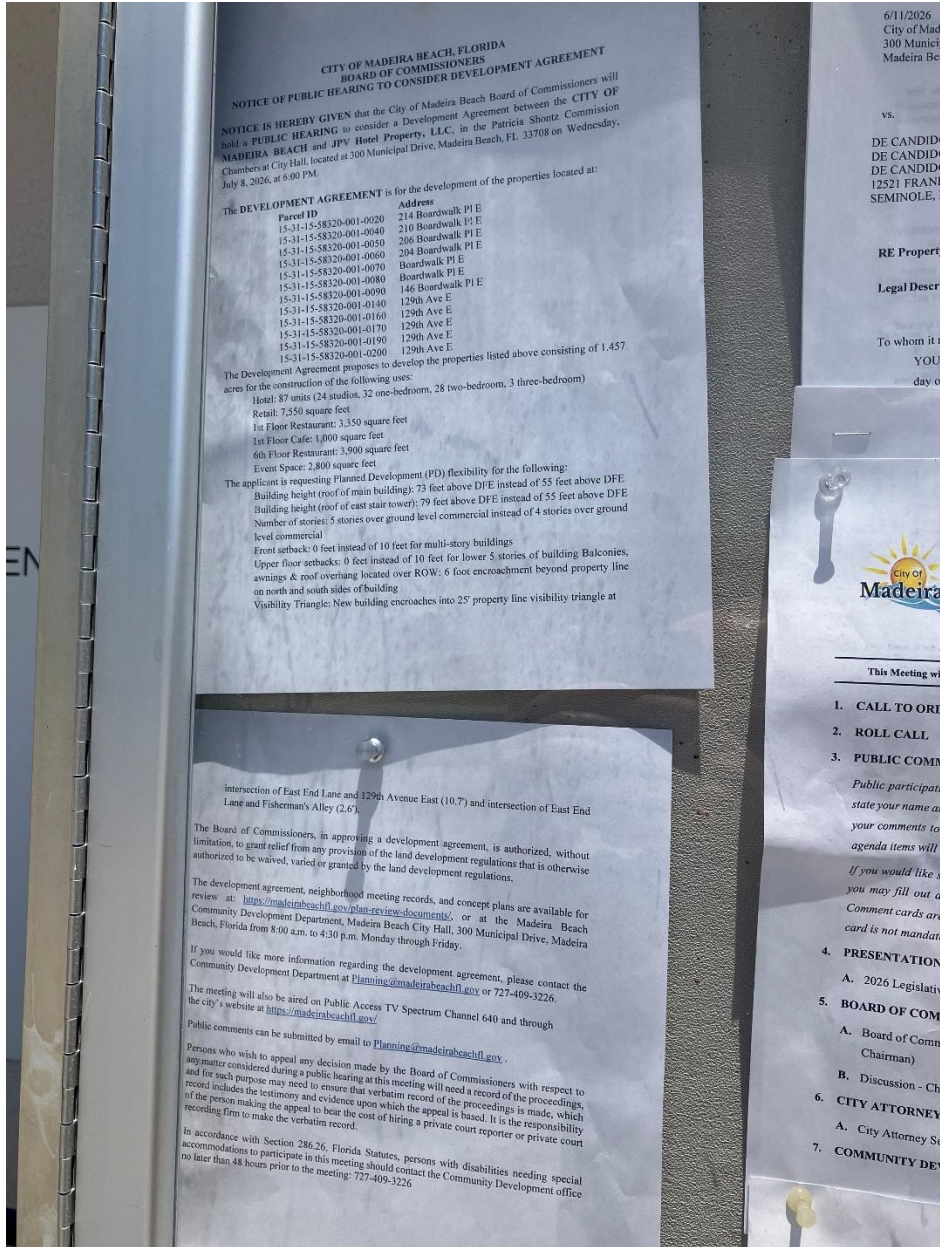
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6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

vs.
DE CANDIDO
DE CANDIDO
DE CANDIDO
12521 FRANKLIN
SEMINOLE, FL 32078

RE Property:
Legal Description:

To whom it may concern:
YOU
day of



This Meeting will include:

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
 - Public participants should state your name and address, and your comments to the agenda items will be recorded.
 - If you would like to speak, you may fill out a comment card. Comment cards are not mandatory.
4. PRESENTATION
 - A. 2026 Legislative Agenda
5. BOARD OF COMMISSIONERS
 - A. Board of Commissioners Meeting (Chairman)
 - B. Discussion - Community Development
6. CITY ATTORNEY
 - A. City Attorney Speech
7. COMMUNITY DEVELOPMENT

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter JPV DA BOC was published in said newspaper by print in the issues of 06/24/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jesaca Bowling
Sworn to and subscribed before me this **06/24/2026**

Signature of Notary of Public _____
Personally known or produced identification.
Type of identification produced _____

Jean M Mitotes
JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

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